



PLANNING BOARD

TOWN OF GRAFTON
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Minutes of Meeting Grafton Planning Board October 25, 2021

A regular meeting of the Grafton Planning Board was held on October 25, 2021 and conducted via in-person and remote participation, Grafton Municipal Center, 30 Providence Road, Grafton, MA. Present for the meeting were Chair David Robbins, Vice-Chair Justin Wood, Clerk Linda Hassinger, Members Robert Hassinger and Prabhu Venkataraman and Associate Member Maura McCormack. Staff present was Town Planner Christopher McGoldrick and Natalia Alward.

Chair Robbins called the meeting to order at 7:00 p.m.

1. PUBLIC INPUT

None.

2. ACTION ITEMS

- A. Approval of Waiver Request Extension; "2021 Cummings School of Veterinary Medication at Tufts University (Cummings) Amended Grafton Campus Master Plan – Submission Requirements".

Ms. Jean Poteete was present and stated that all the engineering work was not completed, but they expect to have the Grafton Campus Master Plan completed by the end of December.

MOTION was made by Mr. Hassinger, **SECOND** by Mr. Wood, to grant the waiver request extension to the last day of December 2021. Roll Call Vote: Mr. Wood, aye; Mrs. Hassinger, aye; Mr. Hassinger, aye; Mr. Venkataraman, aye and Mr. Robbins, aye. **MOTION** carried unanimously, 5 to 0.

Letter dated 10/21/21 from Paul Cournoyer, catch basin. From DPW and Sewer Dept.

- B. Approval and Endorsement of Definitive Plans (DP 2020-02), "Stillwater Estates," 11 Wheeler Road, Stanley McGriff (applicant/owner).

Mr. Stan McGriff, owner, Eli Leno, of Primmer, Piper, Eggleston & Cramer PC, and Jude Gauvin of OHI Engineering, were present.

Mr. McGoldrick stated that Graves Engineering has already stated that there are no issues with the plans. There is an outstanding item as regards two memos from Paul Cournoyer, dated October 21, 2021, one from the Department of Public Works and the second from the Sewer Department, involving road drainage. There are also some minor adjustments to be noted on the plans.

The Board tabled this item to the next meeting, pending final resolution review and approval by the Town Engineer, Paul Cournoyer.

Mrs. Hassinger joined the meeting at this time.

3. PUBLIC HEARINGS

A. Request for Special Permit (SP 2021-07/SPA) and Site Plan Approval, various locations, New England Power Company / various (applicant/owners).

Mrs. Hassinger read the legal notice.

Samantha Walker, of the BSC Group, was present to represent the applicant.

Mr. McGoldrick stated that the pesticide application work to be done is within the water protection supply overlay, which requires the applicant to come before the Board with a Special Permit request.

There was a brief discussion regarding proximity of the groundwater supplies in Grafton and Upton, the pesticide amount being the minimum required and the purview or jurisdiction line between the Planning Board and Board of Health.

Rita Zeffert, 5 Falmouth Drive, participating by Zoom, stated that the words like “moderate” and “minimal” amount were not a quantification of the amount to be used and inquired into the kind of pesticide being used.

Lois Wetmore, of 80 Westboro Road inquired into whether there was any kind of testing done.

MOTION was made by Mr. Hassinger, **SECOND** by Mr. Wood, to close the public hearing and to direct staff to prepare a draft decision. Roll Call Vote: Mr. Wood, aye; Mrs. Hassinger, aye; Mr. Hassinger, aye; Mr. Venkataraman, aye and Mr. Robbins, aye. **MOTION** carried unanimously, 5 to 0.

B. Request for Modification of Special Permit (SP 2002-11.2) and Site Plan Approval, 86 Main Street Rear, AT&T, Catherine Conklin, Agent / Union Congregational Church (applicant/owners).

Mrs. Hassinger read the legal notice.

Catherine Conklin, of General Dynamics Information Technology, represented the applicant. She stated that the request was for a diesel generator and a concrete pad. The backup generator was to provide emergency/first responder service and the diesel fuel was self-contained within the generator; there was no additional fuel storage on site.

Mr. Hassinger asked about bollards being installed if the generator is next to a driveway, as per the letter from the Fire Department, dated October 19, 2021. Ms. Conklin stated that there is a dirt driveway, but that the generator is not very near to it. She also stated that the church requested the use of a privacy fence as opposed to a chain-link fence. Mr. Robbins stated that bollards could be included in the decision if the driveway was sufficiently close to the generator.

Christine Bruso, 84 Main Street, stated that the driveway is shared and goes to her house. She asked who would be responsible for snow removal and clearing of debris. She was also concerned about the loudness of the generator, the smell and how often it would be run. Ms. Conklin responded that it was tested every other Monday or Tuesday and that the sound was similar to conversation or a lawnmower, 69 db being the highest. She said that it would also be enclosed.

MOTION was made by Mr. Hassinger, **SECOND** by Mr. Wood, to close the public hearing and to direct staff to prepare a draft decision. Roll Call Vote: Mr. Wood, aye; Mrs. Hassinger, aye; Mr. Hassinger, aye; Mr. Venkataraman, aye and Mr. Robbins, aye. **MOTION** carried unanimously, 5 to 0.

C. Request for Special Permit Approval (SP 2021-08/SPA) and Site Plan Approval, 72 Westboro Road, Land Planning, Inc. / MacBill LLC (applicant/owner).

Ms. Hassinger read the legal notice.

Mr. McGoldrick stated that the request was for a two-family residence to replace a single-family, that the property had the required frontage and land area and that they would connect to the existing driveway.

Norman Hill, of Land Planning, Inc., stated that the old house was in violation; however, the new two-family would be in conformance.

Mr. Hassinger inquired whether the change from single family to two-family was a change in use and thus negated grandfathering. Mr. McGoldrick stated that Section 3.4.1.2 of the Zoning Bylaws addressed this.

MOTION was made by Mr. Hassinger, **SECOND** by Mr. Wood, to close the public hearing and to direct staff to prepare a draft decision. Roll Call Vote: Mr. Wood, aye; Mrs. Hassinger, aye; Mr. Hassinger, aye; Mr. Venkataraman, aye and Mr. Robbins, aye. **MOTION** carried unanimously, 5 to 0.

D. Request for Preliminary Plan Approval (PP 2021-02), 340 & 348 Providence Road, Robert Canty / Robert and Marianne Canty (applicant/owner).

Mrs. Hassinger read the legal notice.

Norman Hill, of Land Planning, Inc., represented the applicant. He stated that this subdivision consisted of 5 lots, would be serviced by town water and town sewer, and was designed to minimize any effect on the wetlands.

Mr. Hassinger stated that the circle should be 100 ft. in diameter, with a 50 foot radius. Mr. Hill said that he would make that correction.

Mr. Robbins asked if the applicant had given any thought to reserving a right-of-way to the property in back. Mr. Hill responded that there were wetlands there. Mr. Hassinger stated that that should be documented, as the Board needed to conclude that this was correct.

Mr. McGoldrick noted that it could possibly be an opportunity to collaborate with the Blackstone Bikeway project.

Bob Lemoine, 359 Providence Road, stated that the property behind this proposed site is in a floodplain and could never be developed. He believes the bikeway would be on the opposite side of the river.

Mr. Hill requested a public hearing continuance to November 8, 2021, as they are waiting for peer review results from Graves Engineering.

MOTION was made by Mr. Hassinger, **SECOND** by Mr. Wood, to continue the public hearing to November 8, 2021, at 7:30 p.m., as per the verbal request, contingent on receiving a written request. Roll Call Vote: Mr. Wood, aye; Mrs. Hassinger, aye; Mr. Hassinger, aye; Mr. Venkataraman, aye and Mr. Robbins, aye. **MOTION** carried unanimously, 5 to 0.

E. Request for Preliminary Plan Approval (PP 2021-01), 124 North Street Rear, 73 Rear Old Westboro Road, 4 Rear Village Lane and 25 Magnolia Lane, Circle Assets, LLC / Marybeth Realty Trust, Magnolia Farms Association Trust and Circle Assets, LLC (applicant/owners). Continued from October 4, 2021.

A written request for public hearing continuance had been submitted earlier today.

MOTION was made by Mr. Wood, **SECOND** by Mrs. Hassinger, to continue the public hearing to November 8, 2021, at 7:30 p.m., as per submitted written request. Roll Call Vote: Mr. Wood, aye; Mrs. Hassinger, aye; Mr. Hassinger, aye; Mr. Venkataraman, aye and Mr. Robbins, aye. **MOTION** carried unanimously, 5 to 0.

F. Request for Special Permit (2021-05/SPA) SP and Site Plan Approval, 244 Worcester Street, Churchill & Banks, LLC / Wyman Gordon Company (applicant /owner). Continued from September 27, 2021.

Mark Donahue, of Fletcher Tilton, PC, Michael Brangwynne, of Fletcher Tilton, PC, Nick Campanelli, of Michael D'Angelo Landscape Architecture, LLC, Dennis Swart, of Dennis J. Swart Architecture, LLC, and Sam Hemenway, of Garofalo Associates, were present.

Mr. McGoldrick reviewed the progress updates and stated that a slight hold has been put on both peer reviews (Graves and MDM), until some adjustments are made by the applicant's team.

Mr. Donahue stated that they would like further direction and that they have made some landscaping and building presentation changes/improvements in response to comments and input received.

Mr. Campanelli reviewed proposed landscaping/screening changes made along Worcester Street. He stated that they added 6–8-foot evergreens and expect to have 12-18 inch annual growth.

Mr. Swart reviewed the proposed building changes, stating that it was a steel framed structure, including insulated metal panels, punctuated by brick and glass translucent panels. The latter allow diffused daylight into the building, but obscure viewing of the inside activities. He also stated that although the maximum building height is 35 feet, they are requesting a 40 foot height, as potential tenants would look for a 32 foot clearance, which is the industry standard in today's warehouse distribution market.

Mr. Wood stated that the employee parking area was less screened. Mr. Campanelli responded that the berm should block the view of the cars; they are trying not to put evergreens there so as not to block sight views.

Mr. Hassinger inquired as to light pollution. Mr. Hemenway referred to the submitted photometric plan.

Mr. Hassinger was concerned about salvaging existing trees along the berm area. Mr. Hemenway stated that the building would need construction access, but that they would look into saving some specimens.

Normal Hill, of Land Planning, stated that his business was right down the street from this site and that it was hard to pull out of Donahue Lane and Brigham Hill Road. He suggested having turning lanes, a turn-off lane and a turn-on lane.

Jim Shannon, 237 Brigham Hill Road, stated that the architect had listened and come up with good changes regarding the screening along Worcester Street. However, the view from Hollywood Drive onto the parking lots, could benefit from screening. Mr. Donahue stated that Hollywood Drive was 40 feet higher, but that he would take a look at it from that angle.

Mr. Donahue stated that they are having a simultaneous hearing with the Zoning Board of Appeals (ZBA) and are looking at reducing the size of the building to accommodate parking requirements.

Rosemarie Boulanger, of 10 Fairlawn Street, stated that one of the things discussed at the ZBA hearing was parking along the front of the building and pushing the building further back. Mr. Donahue stated that they would need to look at truck circulation, location of the loading docks and the remaining Wyman Gordon property; all of these are obstacles to locating parking in the front. Mr. Hemenway stated that they looked into it and were unable to move the building back by 60 feet.

Amy Thornton, 50 Maplewood Drive, asked if there would be room for a possible turning lane going to and from the site. She also stated that deciduous trees would lose their leaves and be ineffective at screening for half of the year.

Wilfred Fairbanks, 4 Donahue Lane, asked what would happen to the environment if all the trees on the site were taken out.

Christopher Thornton, 50 Maplewood Drive, inquired into whether there would be additional plantings/screening along the median (Maplewood and Rt. 122). He also inquired about the glow from the ambient light, considering the lights would be on 24 hours a day. Mr. McGoldrick stated that the median was under Mass DOT and would be an offsite improvement. As to lighting, Mr. McGoldrick said that the photometric report was already discussed at a previous meeting.

Rita Zeffert, 5 Falmouth Drive, inquired into having a sound barrier put in this area along the Mass Pike.

Mr. Hassinger stated that some of these concerns should be raised/addressed during the traffic study review.

MOTION was made at 9:52 p.m. by Mrs. Hassinger, **SECOND** by Mr. Venkataraman, to extend the duration of the meeting beyond 10:00 p.m. Roll Call Vote: Mr. Wood, aye; Mrs. Hassinger, aye; Mr. Hassinger, aye; Mr. Venkataraman, aye and Mr. Robbins, aye. **MOTION** carried unanimously, 5 to 0.

Rosemarie Boulanger, of 10 Fairlawn Street, inquired into the types of evergreens used and whether the applicant would be able to lower the height of the building by building more of it underground. Mr. Swart stated that a below grade building does not work for a distribution facility.

Jim Shannon, 237 Brigham Hill Road, was concerned with the toxic cleanup of the property, water drainage from the parking lots, additional salting and federal requirements on carbon footprints. He requested that some sort of soil testing requirements be mandated.

Rita Zeffert, 5 Falmouth Drive, stated that one row of trees across the back of a warehouse was inadequate, requesting additional plantings.

Mr. Hassinger wanted to know if measurements were taken from the state road layout or from the actual pavement.

Mr. Venkataraman inquired into obtaining the equivalency factor between trucks and passenger, so as to be able to factor into the traffic study.

Mr. Donahue requested a public hearing continuance to December 13, 2021.

MOTION was made by Mr. Wood, **SECOND** by Mr. Hassinger, to continue the public hearing to December 13, 2021, at 7:30 p.m., as per the verbal request, contingent on receiving a written request. Roll Call Vote: Mr. Wood, aye; Mrs. Hassinger, aye; Mr. Hassinger, aye; Mr. Venkataraman, aye and Mr. Robbins, aye. **MOTION** carried unanimously, 5 to 0.

2. ACTION ITEMS (Cont'd)

C. Environmental Notification Form Submittal, 244 Worcester Street (SP 2021-05/SPA).

Mr. McGoldrick stated that comments should be provided to him, and he will then collate the responses. Also, there is also public comment as part of this process.

D. Rapid Recovery Plan Program, Financial Assistance.

Mr. McGoldrick stated that grants should hopefully provide financial assistance for 2 of the 12 projects in our rapid recovery plan. He asked that Board members view the PowerPoint presentation and come up with two top priority projects for the grant for the next meeting.

4. DISCUSSION ITEMS

A. Subdivision Rules & Regulations Update

Mr. Robbins said that only one change was made in this latest version of the Subdivision Rules and Regulations. The next step would be to hold a public hearing.

MOTION was made by Mr. Hassinger, **SECOND** by Mrs. Hassinger, to hold a public hearing for amending the Subdivision Rules and Regulations on November 22, 2021, at 7:30 p.m. Roll Call Vote: Mr. Wood, aye; Mrs. Hassinger, aye; Mr. Hassinger, aye; Mr. Venkataraman, aye and Mr. Robbins, aye. **MOTION** carried unanimously, 5 to 0.

5. GENERAL BUSINESS

A. Bills

MOTION was made by Mr. Wood, **SECOND** by Mr. Hassinger to approve the bills as presented. Roll Call Vote: Mr. Wood, aye; Mrs. Hassinger, aye; Mr. Hassinger, aye; Mr. Venkataraman, aye and Mr. Robbins, aye. **MOTION** carried unanimously, 5 to 0.

B. Staff Report

Mr. McGoldrick stated that he has met with representatives of the Blackstone Corridor Bikeway project, specifically regarding connecting to Northbridge and Sutton; meetings will be ongoing.

Mr. McGoldrick stated that the Brossi appeal (41 Church Street / 14 West Street) trial has been concluded; a decision is expected this week or next.

6. ADJOURNMENT

MOTION was made by Mr. Hassinger, **SECOND** by Mr. Venkataraman to close this meeting. Roll Call Vote: Mr. Wood, aye; Mr. Hassinger, aye; Mrs. Hassinger, aye; Mr. Venkataraman, aye and Mr. Robbins, aye. **MOTION** carried unanimously 5 to 0. The meeting was adjourned at 10:41 p.m.

These minutes were approved by the Planning Board on: November 8, 2021